

CITY OF MINNEAPOLIS

At a Glance: Powderhorn Park Neighborhood

Department of Regulatory Services

November 4, 2014



Glossary

Abate List

- Refers to list of properties for which the department has issued 2 or more notices within the prior 12 month period for the removal of nuisance conditions.
- Further nuisances on these properties may be abated directly by the city without additional notice and costs are assessed to the owner.

Condemned

- Means a building has been deemed unsafe to live in.
- May be condemned when:
 - It is vacant and boarded for more than 60 days
 - It is determined to be unsafe
 - An inspector cites specific hazards
 - It is dilapidated and no specific hazards are cited, but the inspector has assigned the property a score by ordinance qualifying it for condemnation
 - Utilities to it have been discontinued or
 - There is a housing hygiene problem as determined by the Housing Inspections Department.

COP

- Means Conduct on Premises
- Refers to the 1991 amendment to the Rental Licensing Ordinance that allows the city to address qualifying incidents of disorderly conduct of tenants and their guests that adversely impacted neighbors.

Good Cause

- Refers to the Department's ability to authorize the denial, refusal to renew, revocation, or suspension of a rental dwelling license, or impose reasonable conditions or restrictions on the same, based on specific criteria.
- This profile refers to "Good Cause 7+ scores," which identifies properties that have met objective criteria requiring them to meet with the Department prior to obtaining a new rental license (does not affect existing licenses).

PPU

- Means Problem Properties Unit
- Case management focused team within Housing Inspections Services division charged with identifying the City's worst properties and developing an action plan to resolve their issues. Also tracks and manages boarded, vacant, and condemned housing.

VBR

- Refers to the City's Vacant Building Registry, which is a list of all properties that meet the legal criteria for inclusion into the VBR program including:
 - Condemned requiring a code compliance inspection
 - Unoccupied and unsecured for five days or more
 - Unoccupied and secured by means other than those normally used in the design of the building for 30 days or more
 - Unoccupied with multiple housing maintenance, fire or building code violations existing for 30 days or more
 - Unoccupied more than 365 days with an order having been issued to correct a nuisance condition
 - A vacant commercial or residential building or structure which is unable to receive a certificate of occupancy due to work stoppage or expired permits

Powderhorn Park Profile

as of 11/4/14

Total Parcels

Parcels w/ land use detail	2242
Rental licenses	645
Parcels with Rental Licenses	638
Rental units	1728
Average rental units	2.71
Rentals / total residential	29%

All violations & police calls

Parcels	Violations
Interior violations	392
Exterior violations	193
Fire violations	133
Nuisance violations	1069
All violations	1261
Total police calls	1209

Parcels with Serious Flags

Past 2 years	Current
VBR	22
Condemned	04
Illegal Occupancy	51
PPU	02
Good Cause 7+ scores	04
COP	11
Abate list	398 (6 months)

Rental Licenses by

Unit Count	Count	%	%
1	257	48.65%	48.65%
2	222	30.5%	79.15%
3	98	6.4%	81.50%
4	57	8.9	90.44%
5-10	05	1.93%	94.59%
11-15	09	3.47%	98.07%
16-20	02	0.77%	98.84%
21-30	02	0.77%	99.61%
31+	01	0.39%	100.00%
Grand Total	259	100.0%	100%

Land Use Assessor

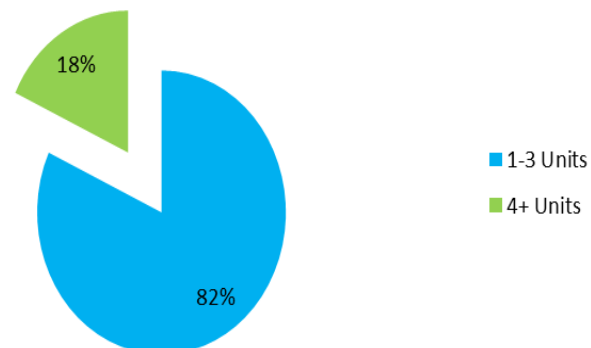
(when descriptions available)

Count	%
Vehicle Related Use	12
*Group Residence	03
*Mixed Comm., Res, Apt.	23
Office	23
Retail	37
Institution, School, Church	12
Comm Work Shop	04
Industrial warehouse/factory	01
Bar, Restaurant, Club, Entertain.	05
Utility	00
*Multi Family (Residential)	616
*Single Family (Residential)	1429
Sport or Recreation Facility	01
Garage or Misc Residential	03
Vacant Land	61
Grand Total	2230

100.00%

*Includes Residential Use

Rental License Breakdown by Type



Powderhorn Park

Demographic Profile

Powderhorn Park Demographic Summary								
Data Source:	2010 Census					2010 Census		
Category:	Population					Housing		
	Population	17 years & younger	18 years & older	Male	Female	Total housing units	Occupied housing units	Vacant housing units
Number	8529	2315	6211	4013	4516	3587	3246	341
Percentage	100.0%	27.1%	72.8%	47.1%	50.0%	100.0%	90.5%	9.5%

Data Source:	2010 Census						
Category:	Race and Ethnicity						
	White	Hispanic or Latino	Black or African American	American Indian and Alaska Native	Asian	Other	Two or More Races
Number	4447	2201	1141	310	125	0	305
Percentage	52.1%	25.8%	13.4%	3.6%	1.5%	0.0%	3.6%

Data Source:	2008-2012 American Community Survey					2008-2012 American Community Survey		2008-2012 American Community Survey		
Category:	Education					Language		Income		
	Less than a high school degree	High school degree	Some College or Associates Degree	Bachelors degree	Graduate or Professional Degree	Speaks only English at home	Speaks language other than English at home	Less than \$50,000	\$50,000 to \$74,999	\$75,000 or more
Number	985	981	1354	1517	662	5622	2129	1754	623	835
Percentage	17.9%	17.8%	24.6%	27.6%	12.0%	72.5%	19.0%	54.6%	19.4%	26.0%

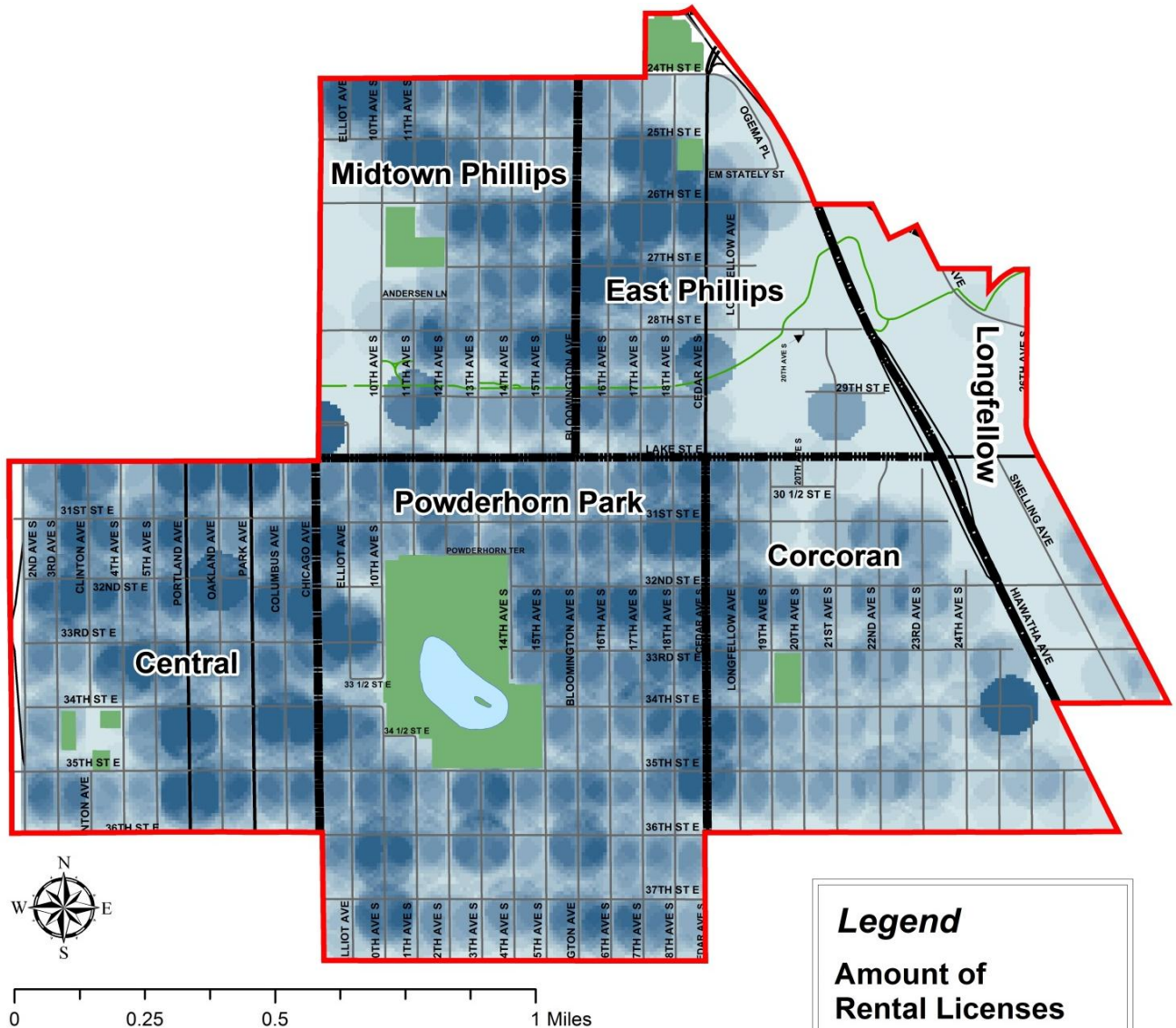
Notes:

The Census & American Community Survey data was compiled by MN Compass

Websites:

MN Compass <http://www.mncompass.org/profiles/neighborhoods/minneapolis-saint-paul#!areas>

Ward 9 Rental Properties



Summary

Neighborhood	Number of Rentals
Central	455
Corcoran	259
East Phillips	238
Longfellow	20
Midtown Phillips	294
Powderhorn Park	638
Total:	1904

Legend

Amount of Rental Licenses



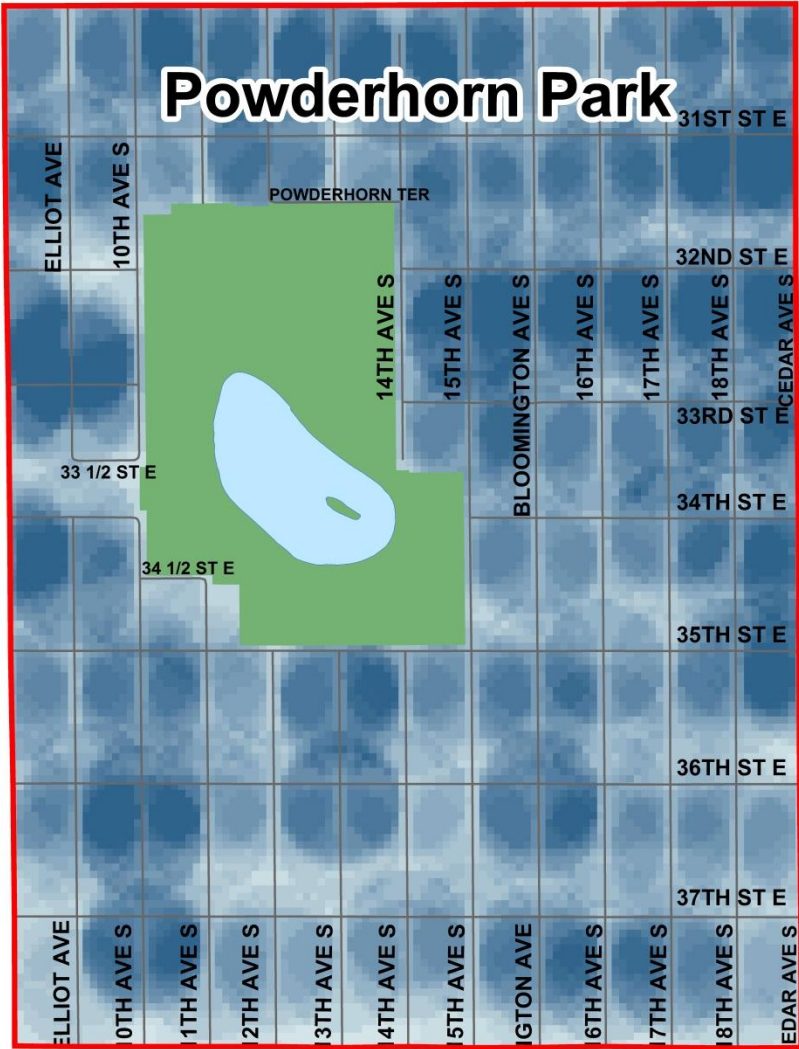
Neighborhood Boundaries

Parks

Water Bodies

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The City of Minneapolis
Regulatory Services
Erik Lundborg - Student Intern
October 22, 2014

Powderhorn Park Rental Properties



Legend

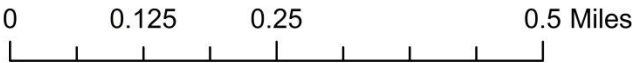
Amount of Rental Licenses

High

Low

Parks

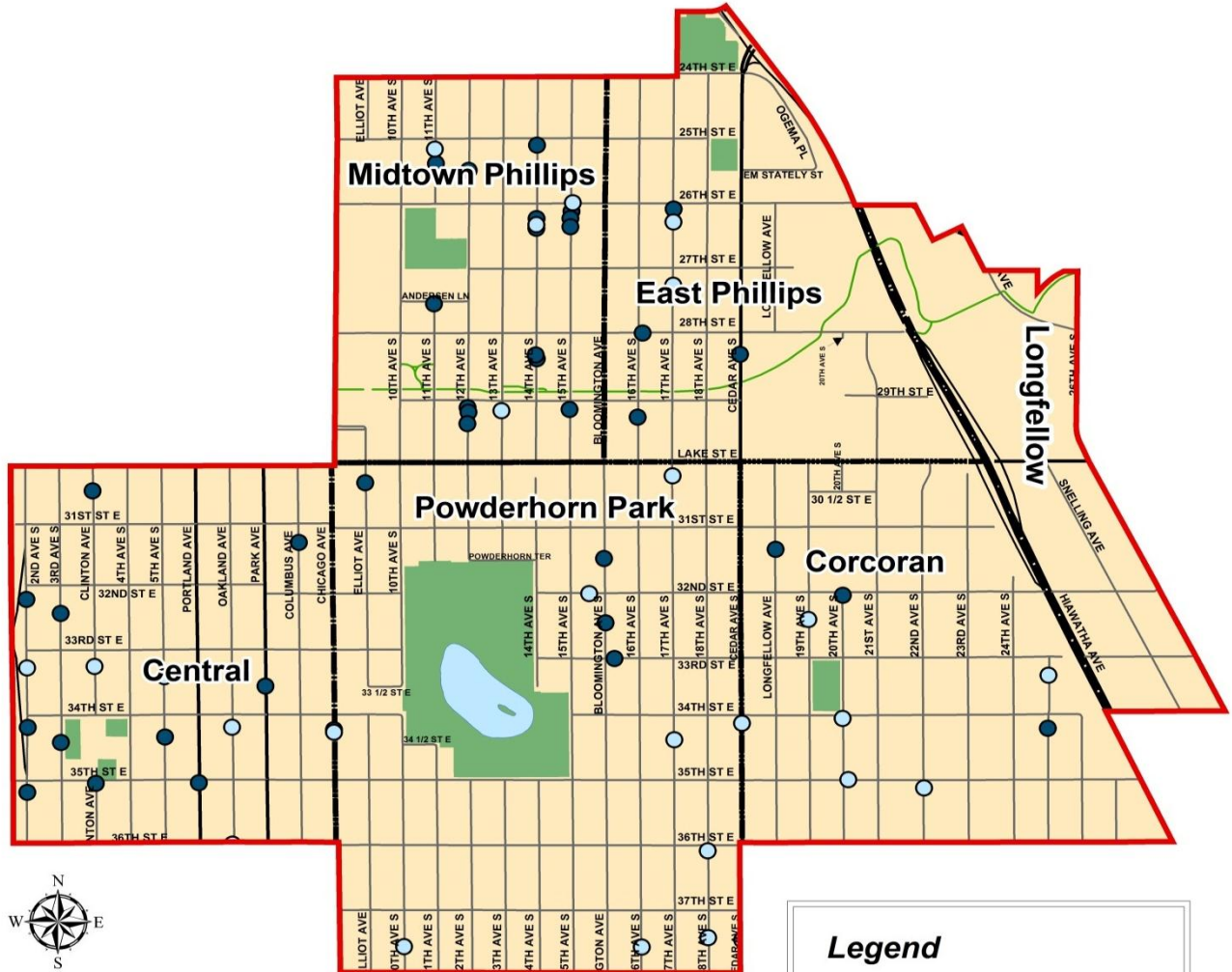
Water Bodies



Summary	
Neighborhood	Number of Rentals
Powderhorn Park	638
Ward 9 Total:	1904

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Regulatory Services
Glendon Haslerud - Regulatory Services Intern
October 30, 2014

Ward 9 Condemned and Vacant (VBR) Properties



0 0.25 0.5 1 Miles

Legend

- VBR Properties
- VBR & Condemned Properties
- Neighborhood Boundaries
- Parks
- Water Bodies

Summary

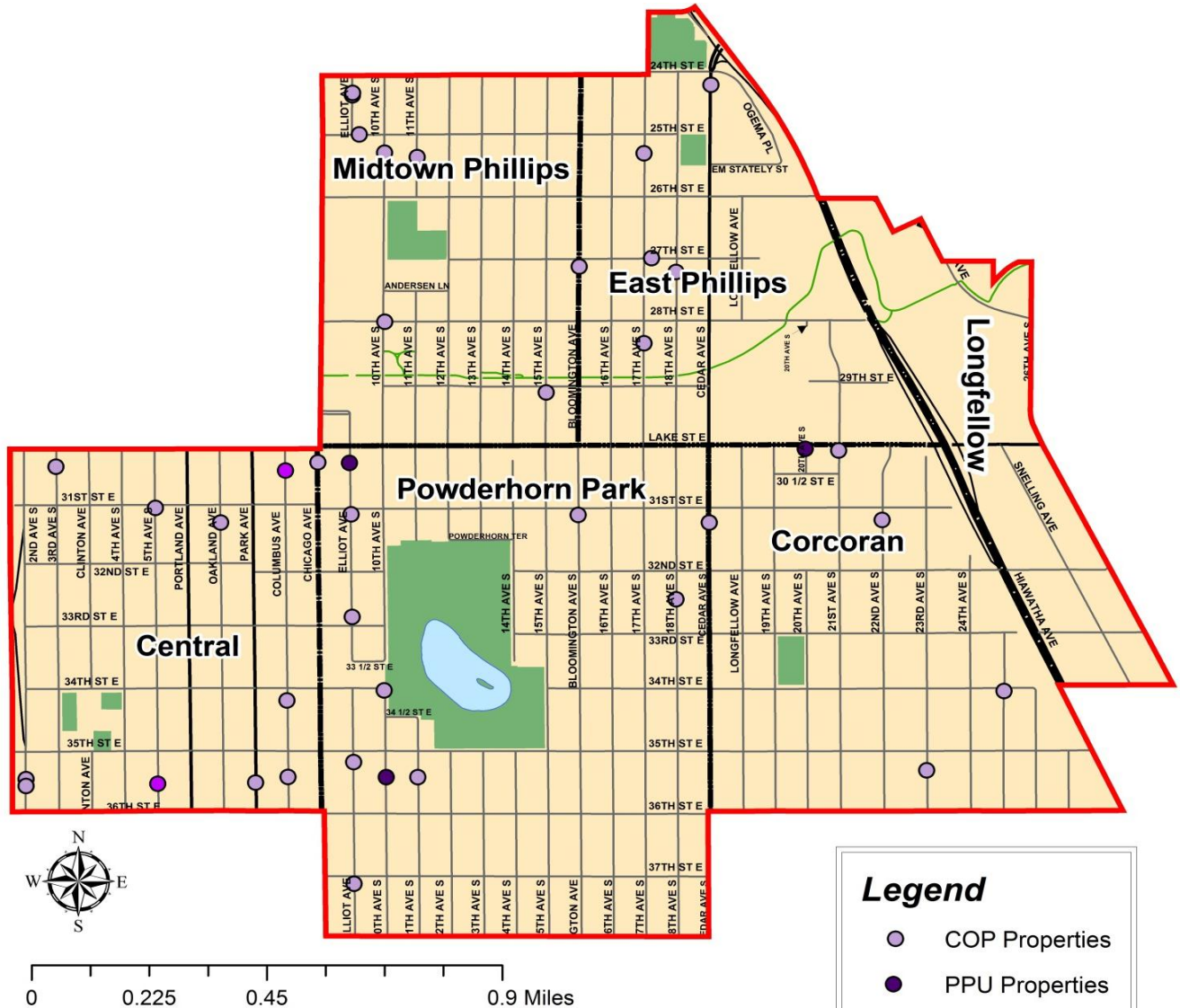
Neighborhood	VBR Properties	VBR & Condemned Properties
Central	06	12
Corcoran	06	03
East Phillips	02	04
Longfellow	00	00
Midtown Phillips	04	15
Powderhorn Park	08	04
Totals:	26	38

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Regulatory Services
Quinn Carr-Regulatory Services Associate
October 22, 2014

Powderhorn Park Condemned and Vacant (VBR) Properties



Ward 9 Conduct on Premise (COP) & Problem Properties (PPU)

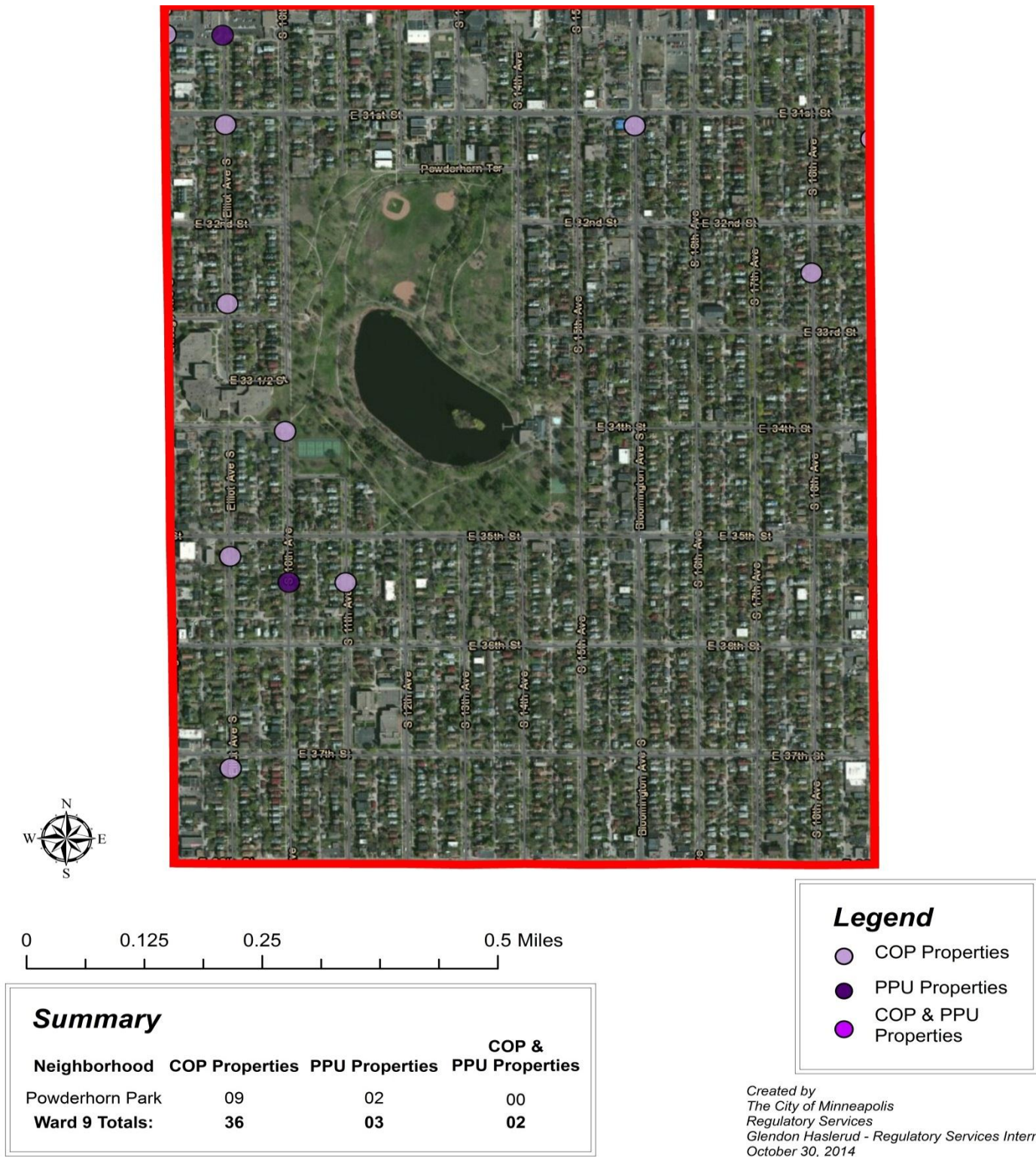


Summary

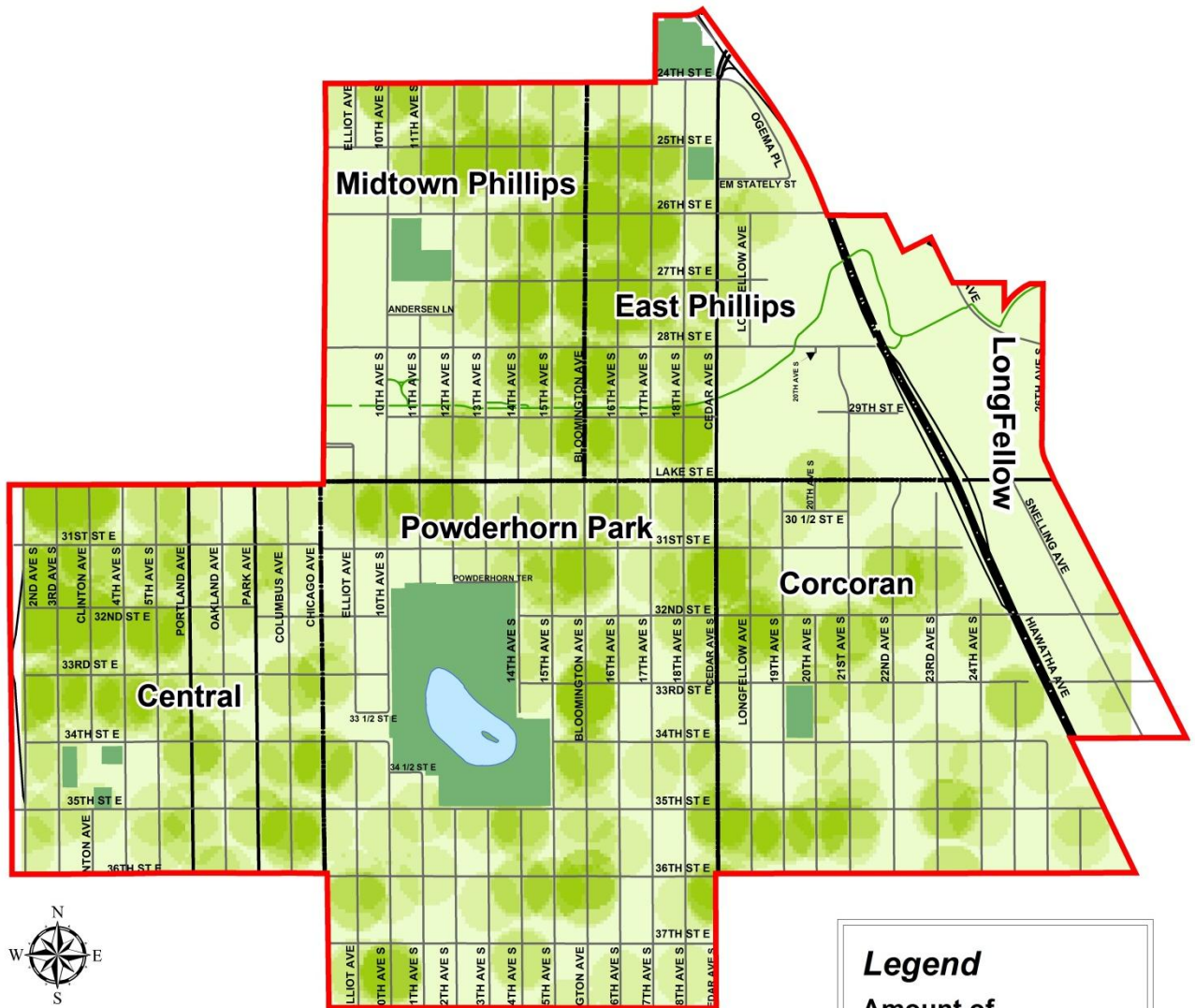
Neighborhood	COP Properties	PPU Properties	COP & PPU Properties
Central	09	00	02
Corcoran	05	01	00
East Phillips	07	00	00
Longfellow	00	00	00
Midtown Phillips	06	00	00
Powderhorn Park	09	02	00
Totals:	36	03	02

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October 22, 2014

Powderhorn Park Conduct on Premise (COP) & Problem Properties (PPU)



Ward 9 Abate List Properties



0 0.25 0.5 1 Miles

Legend

Amount of Abate List Properties

High

Low

Neighborhood Boundaries

Parks

Water Bodies

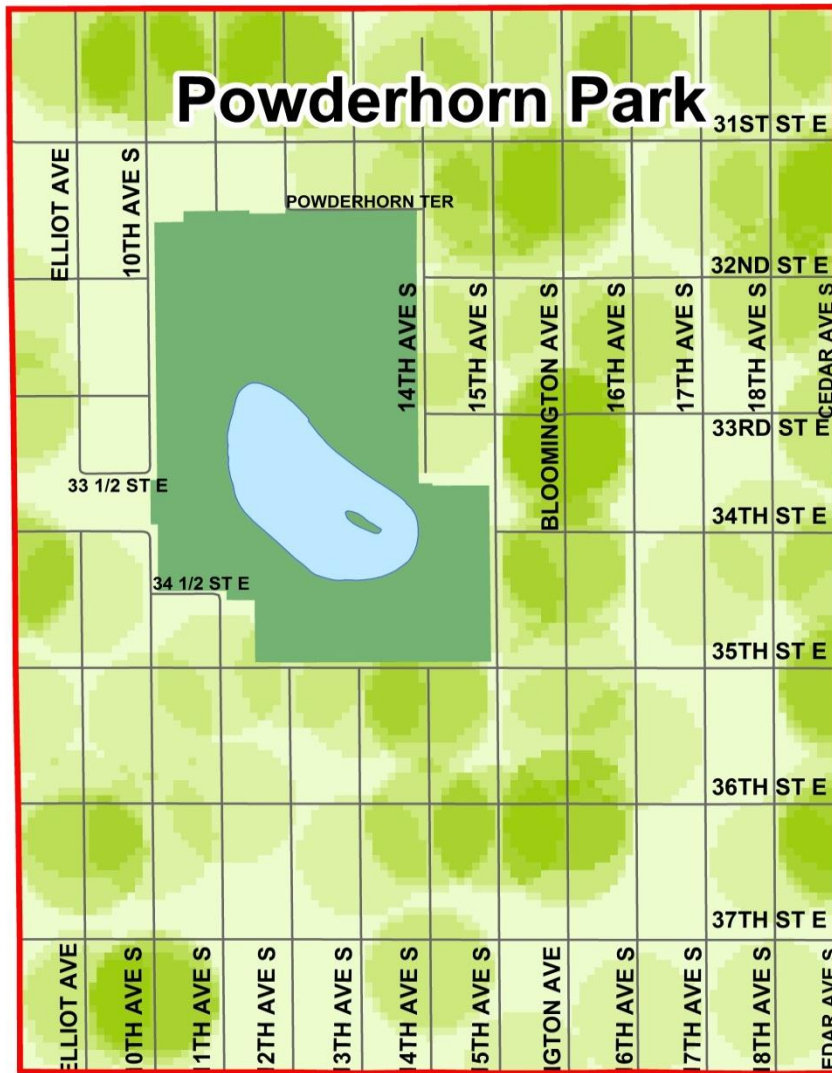
Summary

Neighborhood Number of Abate List Properties

Central	106
Corcoran	69
East Phillips	68
Longfellow	03
Midtown Phillips	58
Powderhorn Park	100
Total:	404

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Regulatory Services
Quinn Carr - Regulatory Services Associate
October 22, 2014

Powderhorn Park Abate List Properties



Legend

Amount of Abate List Properties

- High
- Low
- Parks
- Water Bodies



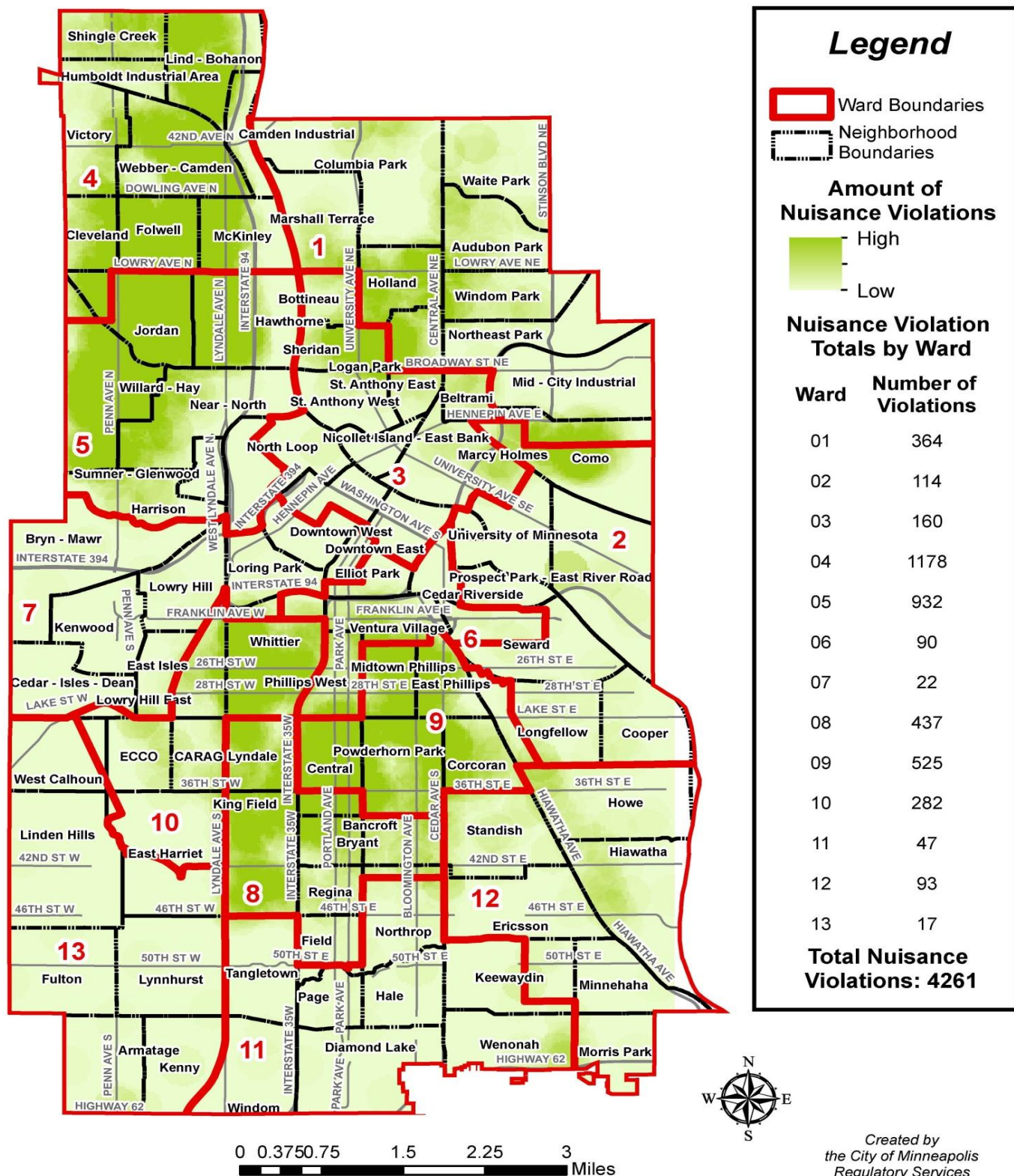
0 0.125 0.25 0.5 Miles

Summary

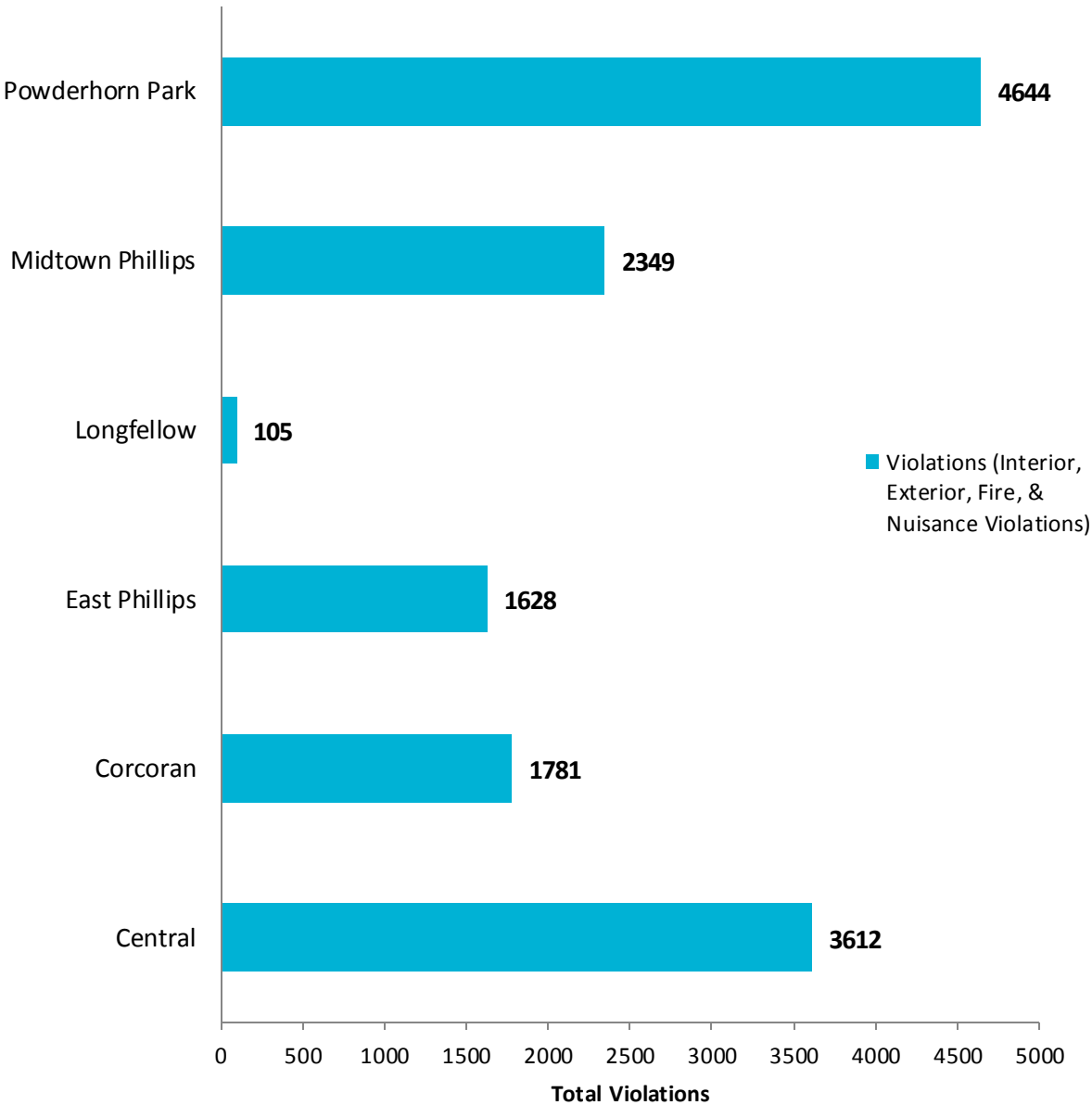
Neighborhood	Number of Abate List Properties
Powderhorn Park	100
Ward 9 Total:	404

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Glendon Haslerud - Regulatory Services Intern
October 30, 2014

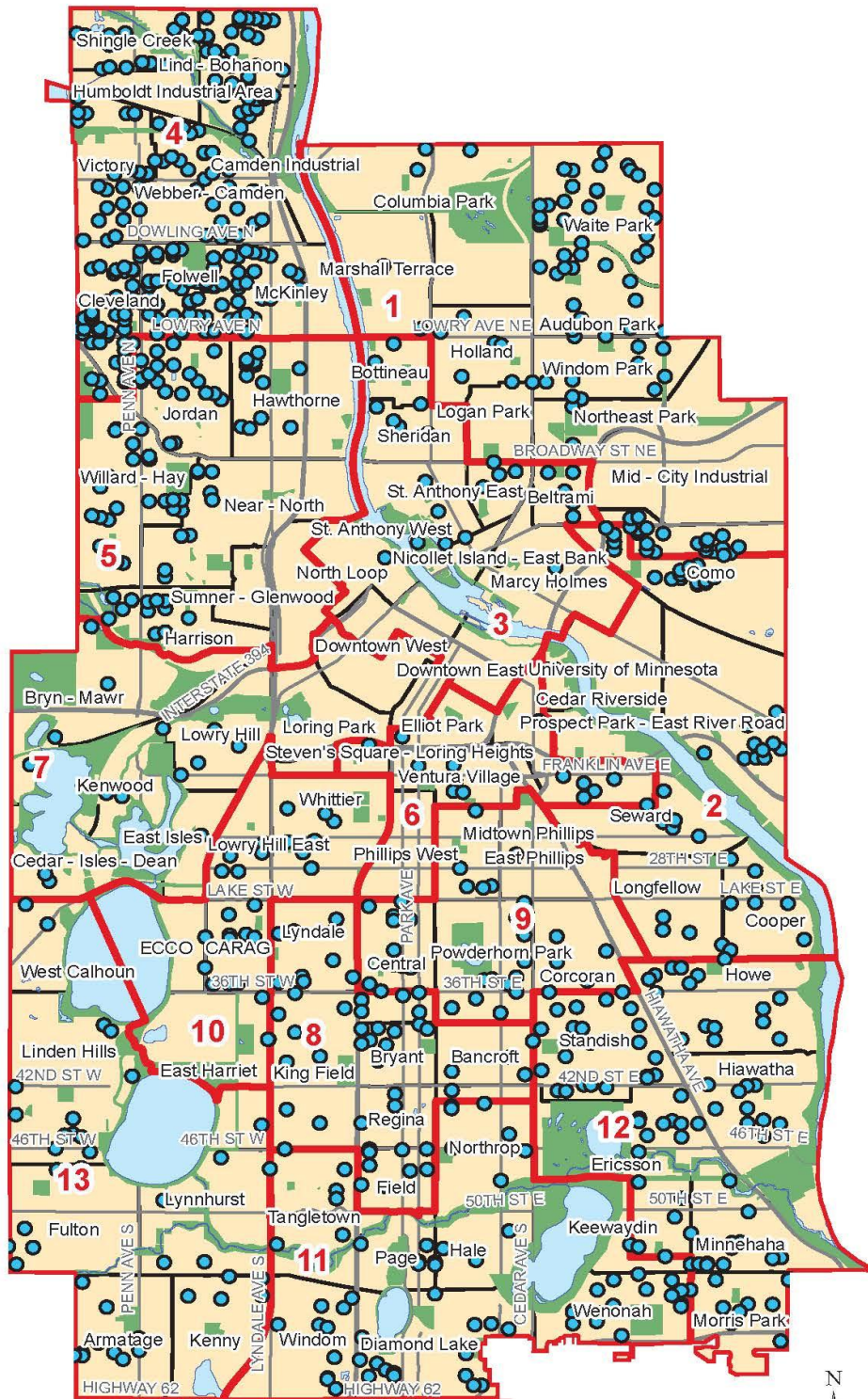
Nuisance Violations by Ward & Neighborhood – through Q2 2014



Violations in Ward 9 (last 2 years)



Rental License Conversions in 2013



Legend

- Rental License Conversions

Rental License Conversions by Ward

Ward	Properties
01	89
02	48
03	25
04	225
05	81
06	14
07	14
08	51
09	35
10	28
11	68
12	84
13	40

Total Properties: 802

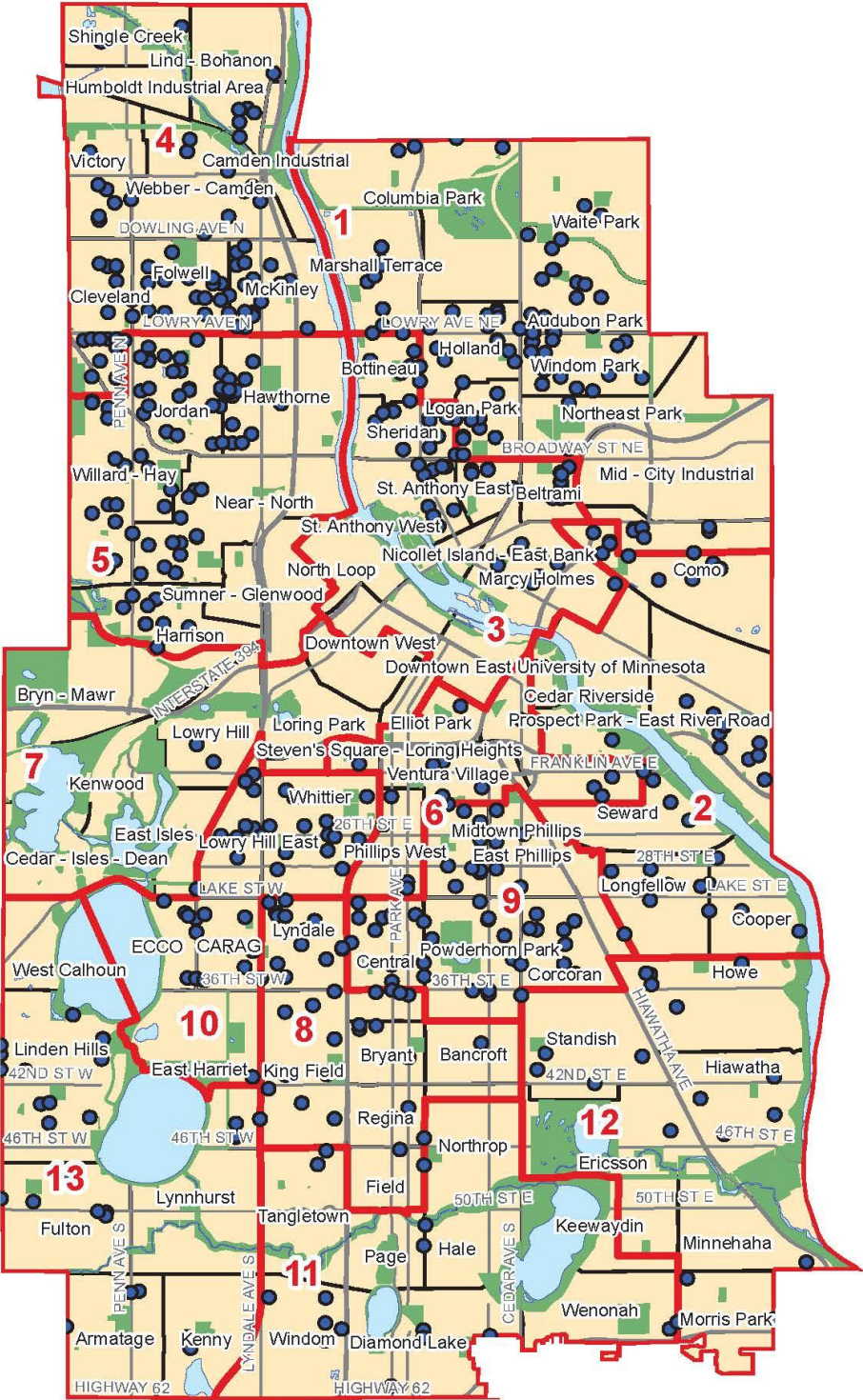
0 0.5 1 2 Miles



*6 Properties could not be identified

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City of Minneapolis
Regulatory Services
May 16, 2014

Rental License Change of Ownerships in 2013



Legend

- Rental License
- CHOWN Properties

Rental License Change of Ownership by Ward

Ward	Properties
01	84
02	40
03	52
04	77
05	80
06	17
07	02
08	37
09	49
10	43
11	15
12	18
13	27

Total Properties: 541

*1 Properties could not be identified

Strengthening Communities by...

- Increasing community partnerships and collaborations
- Increased use of data analysis to assist real needs and deploy resources effectively
 - Includes disaggregated data analytics
 - Identifying trends in market that impact neighborhood stability
- Renewed focus on community engagement and partnership opportunities
 - Define metrics and indicators based on actual expressed need of stakeholders
 - Increase push of data externally

Contact us:

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Residential inspections for single family homes up to triplexes

Mike Rumppe

Manager, Fire Inspections Services

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Residential inspections for multifamily (4+) buildings

To reach our data analysts, contact:

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Visit our Website:

<http://www.ci.minneapolis.mn.us/regservices/index.htm>



*Strengthening communities by
partnering with residents,
neighborhoods and businesses to
make the city safer, healthier and
more inviting to all.*

Department includes:

Housing Inspection Services/PPU

Fire Inspection Services

Traffic Control

Animal Care and Control